



Autumn 2012

# HBV Gazette

HOLIDAY BEECH VILLAS CONDOMINIUM ASSOCIATION

## President's Message

Allow me to introduce myself. My name is Ed Anthony, E317. I am the newly elected president of the Holiday Beech Villas Board of Directors.

I'd like to start by thanking Karen Alexander for her decade of work on the Board and all her great accomplishments. I hope my term as President will be as productive and rewarding as hers. We are grateful that Karen is staying on the Board one more year as Vice President. Her knowledge and history here at HBV are really invaluable.

As you know there is a great deal of work going on around Holiday Beech Villas. We are at the finishing stages

of completing the retaining wall at the F building. It has been a long and tedious project and I'd like to thank the Homeowners, and their guests, for their patience. The wall has been poured, and we are waiting for the interlock blocks to be delivered. They will reinforce the bank, so that the dirt will no longer push against that wall.

Once the wall is completed, the main landing to units F124, F125, F126, F224, F225, F226, F324, F325 and F326 will be repaired. Also, new stairs going down to units F121, F122 and F123 will be replaced.

During the downtime of the F wall—due to weather

delays; and the pouring and setting of the cement—the shingles at the H building are being replaced. The Homeowner's of H332 and H333 are paying half the cost of the materials and installation, which in turn saves HBV money.

Sherill, our second handyman, has been busy this summer. He has been spending a lot of time pressure washing all the front decks, and then sealing them to protect them from the weather. He's also been spending lots of time picking up garbage around the dumpsters, and in the woods, left from the bears.

Sherrill's Fall project will be to clean out all the gutters to get them clean for winter. This will have to be completed multiple times to make sure all the leaves will be removed. The leaves will be blown from the parking areas and decks, and removed from below stairs.

Larry has been dealing with a couple leaks between floors in units H232 and C107. It seems there was a pinhole leak in each of these pipes between the floors that caused some damage. H232 has had to have their bathroom ceiling replaced.

Raccoons got between the 2nd and 3rd floors and relieved themselves over F225. The drywall now smells of urine and the tape on the

drywall is becoming loose. We will be replacing the ceiling in the bedroom area of this unit. Once the drywall is removed, we will also be able to look between the floors to make sure all the critter holes have been covered.

The Board has been picking out the new colors of the buildings. We're looking at a dark brown for the shingles and trim, a lighter brown for the railings, and green for the walls. Our goal is to choose a color scheme which will allow our buildings to blend in to the beautiful surrounding scenery. We will be painting the front of the clubhouse in these colors (except for the shingles) so that everyone can see what the color scheme may be. Once the clubhouse is painted, the Board will be voting on these colors. Feel free to take a look and send your opinion to Renée. She'll forward them to the Board. We will also be posting photos on the website to show the new colors and the ongoing renovations.

We're looking forward to getting the projects at the F building completed, so we can begin our exterior renovations. Our plan is to start on the A building and complete it top to bottom including paint.

It's a very exciting time at Holiday Beech Villas.



## Annual Meeting Recap

The Annual meeting was brought to order by Karen Alexander, President. She said she appreciated everyone's attendance and participation at Holiday Beech Villas.

Karen also asked for a moment of silence in memory of Charlie Robinson, Vice President of Holiday Beech Villas, who died one year ago from the date of this meeting.

### Treasurer's Report

Don Westmoreland referred Homeowners to their Annual Meeting packet for the fiscal years chart of accounts.

### Presented By Property Manager, Renée Castiglione Loan

Amount due on the loan of \$45,000.00 taken out in December of 2010 is now \$24,444.53

### Budget

We were over budget in a few areas. One being landscaping. It was explained that the work was actually completed in the last fiscal year, but the invoice was not presented to be paid until this fiscal year.

Renée over estimated the budget for water/sewer/trash. It was calculated \$14,000 more than the actual expense. For the current 2012 - 2013 budget, this has been changed, and the new budget reflects those changes.

Unfortunately, General Maintenance is always over budget. One reason being the top deck boards at the B building were replaced and reinforced due to instability. Also, many smaller projects had to be done. And, the lights not working correctly is always a problem and an expense.

### Recycling Bins

Renée explained to the Homeowner's that the recycling bins belong to the Town and that, because they are not used that much, the Town only picks up once a year. Renée asked Homeowner's if it would be ok to have the Town remove the recycling bins so that we have more room in the cul-de-sac and that they are not such an eyesore.

After some discussion, a vote was taken and the majority of the Homeowner's approved the removal of the recycling

bins. As of this newsletter, the recycling bins have been removed.

### Land Survey

Renée spoke about the land survey conducted by A n A Survey.

Homeowners Nina and Les Eiskowitz of D311 were going to add a deck on the side of their unit (which was approved by the Board). When the contractor went to get a permit for this deck, it was denied due to what the Town perceived as property encroachment, also stating that the property line went through the end of the F building.

At that time it was decided that a survey of all HBV property, with building placement shown on the property, needed to be completed.

The survey shows that the property line does not go through the F building, and there is, at a minimum, 15 feet between the end of the D building to the property line.

### Recognitions

Karen Alexander recognized Margaret Jenkins, Pat Kyle, Nina Eiskowitz, Marlene Rockwell, and Carol Robinson for the time and energy in planting around Holiday Beech Villas and making it more beautiful.

Karen Alexander spoke about Jesus Hernandez, who has elected not to run for the Board this year. Karen presented a plaque to Jesus (in absentia) for his accomplishments over the last ten years as a Holiday Beech Villas Board member. Holiday Beech Villas would be much less successful without him. Everyone belonging to the Holiday Beech Villas community is thankful for Jesus' contribution to making it a very beautiful campus, and a successful condominium association.

### Old Business:

Last year's discussion of Raccoon damage.

Karen spoke about the steps we will be taking to keep raccoons from damaging our buildings and keeping them out from in between the floors of our buildings. We will be blocking off the tops of all outside closets with 2x4 boards and hardware cloth wrapped over the boards, so that the raccoons can't dig

into the buildings and get between the floors of the buildings.

### New Business:

#### North Carolina HOA Legislation

Within the Annual Meeting packet there is proposed legislation for the State of North Carolina regarding Homeowners Associations. Renée is keeping an eye on this legislation and is keeping the Board updated on these changes.

### New Policies/Changes

*A Signage Policy:* A motion was made by Sonia Gradus, B206 and F224, to accept the Signage policy as written. This motion was seconded by Bill Gruman, B304. Karen Alexander asked for a discussion. There was no discussion. A vote was taken. The motion passed.

*Hardiboard Shingles Policy:* A motion was made by Claude Chapman, F326, to accept this Policy. Greg Lanier, H332, amended the motion with changes of taking out one of the roman numeral III entries, and renumbering roman numeral IV and V. Sonia Gradus, B206 and F224, seconded this amended motion. Karen asked for a discussion. There was no discussion. A vote was taken. The motion passed.

### Assessment:

#### Colors for the painting of the buildings.

Some Homeowner's wanted to know, since we were going to be painting the buildings, if we could use different colors.

Karen brought swatches from Lowes to choose new colors. After the meeting, some Homeowner's got together and chose three new colors that they would like for buildings.

### Election for New Board Members:

Ballots were collected.

Newly Elected Board Members are:

Ed Anthony, E317 (3 years)  
Mark Deasaro, H232 (3 years)  
Clyde Dills, F124 (3 years)  
Karen Alexander, F225 and F226 (1 year)

The meeting was adjourned: 12:02 pm

Minutes of this meeting (and all other Board meetings) can be found on the website at: [www.hbvillas.org/Minutes/minutes.html](http://www.hbvillas.org/Minutes/minutes.html)

## Your 2012—2013 Board of Directors

If you would like to contact any Board member, contact the office at 828-387-4740 or hvbillas@skybest.com, and Renée will give you their contact info.



**Ed Anthony—E317—President**

Ed is a lifelong resident of St Petersburg, FL. He and his wife Kathy bought their 2 bedroom unit in May 2010 and spent a good chunk of 2010 fully renovating it. Ed did almost all of the work himself, as he has been self-employed for the last 12 years with his own home remodeling business. He and Kathy both attended The University of Florida and are avid Gator fans. They look forward to many years of summer trips to HBV to beat the Florida heat and enjoy the outdoors (especially the golf courses).

**Karen Alexander, F225, and F226—Vice President**

Karen has served continuously on the Board for 10 years as President, and is currently serving as Vice President. She is a registered architect, realtor, developer, interior designer, and artist. Karen is the founder and president of KKA Architecture in Salisbury, NC. She is also an active civic leader and serves on a number of community organizations



**Carol Robinson, G328—Secretary**

Carol has been a Homeowner since 2007. She and Charlie (may he rest in peace) used to own at HBV years ago and loved it so much they decided to come back. Carol was asked to fill Charlie's position by the Board of Directors. She has done so much for the beauty of Holiday Beech Villas by bringing plants from her home state of Pennsylvania and replanting them here. Her insight and experience is a huge asset to the community.

**Don Westmorland, G330—Treasurer**

Don is a native of North Carolina and graduated from Lenoir-Rhyne College in Hickory, NC. Don's first career was in education where he started out teaching and then got into the administrative field. He also had another career in health care administration. He has been retired since 2002. He has also been on the board of the Homeowners Association in their primary residence in Cary, NC.

**Janet Parker, C307**

A businesswoman/artist who purchased her Holiday Beech Villas unit in 2009 who holds a Bachelor of Science in Business Administration from NCSU. Janet also worked for NCNB and Wachovia banks, owned a Consignment Shop, and for the past decade, buys, sells, refurbishes, "flips" and rents residential properties. Janet has been a Professional Artist since 2002 and an Art Instructor since 2005.



**Clyde Dills, F124**

Clyde is from Lexington and has been married to Kay Dills for 34 years and has two grown boys and three grandchildren. He has a BS Degree from Park University (Management/ Finance) and an AA Degree from Columbia College (General Studies). He was a High School Marine Corps Junior Reserve Training Corps Instructor (14 Years—current) and is a Business Owner; High Rock Mulch and Gravel, Inc. a Landscape Company (3 Years—current) and was a United States Marine for 20 Years (Retired).

**Mark Deasaro, H233**

Mark's wife, Leslie, and he have owned their unit in H building for several years and have grown to love the serenity that Holiday Beech Villas offers. Mark feels the other owners and members of the community have been a pleasure to meet and get to know. He feels it is important to do his part in the community.

## Treasurer's Report



At the end of August, there was \$1,754.00 Homeowners dues delinquents.

One homeowner is delinquent for over a year. A claim of lien had been placed on this unit and the renter of this unit is paying her rent directly to Holiday Beech Villas to slowly bring this account up to date.

At the end of August \$2,260.00 2011–2012 Special Assessment fund

is delinquent. Two homeowners are delinquent for this assessment for over a year. A claim of lien has been placed on these two units and plans are being made to pay-off these delinquent accounts.

At the end of August there was \$24,321.66 for the 2012–2015 Special Assessment fund.

There is also a total of \$34,111.30 in the Special Assessment fund. Which means there is still \$9,789.64 unspent from the 2011– 2012 Special

Assessment. To date, we have paid \$22,500.00 on the retaining wall at the F building. This remaining unspent amount of money will go toward the remaining balance of the F building project.

There is \$17,000.00 in the Reserve Fund. For the month of September, we will be using \$3,000 .00 of this amount to pay-off the remaining balance for the H building roof.

We place \$1,000.00 each month in to our Reserve Account.



## In Memory Of...

**James R. "Captain Jim" Fleming**, 91, of Tampa and Holiday Beech Villas, D216, passed away July 30, 2012 at his home. He was born in Shipman, Illinois and later worked as a pilot in St. Louis. His first love is flying and flying with his special friend Danny Dunn.

He was a WWII Army Veteran in the 14th armored division "The Liberators". Jim was Captain for OZARK Airlines for 30 years, a pilot with Jet Net, flying leer jets at the age of 72, and also flew for Top Flight Air Service. He was a member of the EAA Chapter # 175, a volunteer for the past 10 years for the Sun and Fun Air Show, a member of the Silver Swallow's, and a member of the Beech Mountain Golf and Tennis Club. He was a member of Incarnation Catholic Church and attended St. Bernadette Catholic Church in Linville, NC.

He was a tennis regular on Sunday at Davis Island, he loved to ride his bike and fly aerobatic kites. He was a volunteer at Beech Mountain, NC annual Kite flying event. He enjoyed watching the sunrise and sunsets on Tampa Bay or in the mountains of NC. Jim thanked GOD daily for family and friends. He is survived by his loving wife of 32 years Judith, a son, Jim Fleming, Jr. and his wife Joyce, a daughter Dawn Lijoi and her husband Vince, and a special grandson, Vincent Lijoi.

Everyone at Holiday Beech Villas who knew and loved Jim will miss his smiling face and upbeat attitude.

## Holiday Beech Villas 40 Year Anniversary T-Shirt

To celebrate Holiday Beech Villas' 40 year anniversary, the Board approved the design and purchasing of these HBV t-shirts. They are on sale for a mere \$10.

The shirt is 50% cotton/50% polyester and is preshrunk. All of the Board members have purchased one. You'll see Renée wearing hers from time-to-time, as well as Sherrill and Larry.

The shirts are well made and very comfortable.

Show off your Holiday Beech Villas pride and purchase a t-shirt!!! Contact Renée if you are interested.



## *New Lock for the Clubhouse*

The clubhouse has a new lock. No, you will not be getting keys for it. But, YES, you will have the combination for this new lock.

We are doing away with keys for the clubhouse. It will save the Association money, so that whenever we have to change the lock we won't have to spend \$400 for new keys for all Homeowners. Now, all you have to do is put the combination in your cell phone! Easy and simple. It is also a safety issue, should an unauthorized person have a key to our clubhouse and use it when they shouldn't be.

So . . . Here's the new combination . . .



**102102**

**Put this number in your cell phone so you don't have to remember it, then you'll always have it at hand.**

All you do is input these numbers on the key pad and the lock will open.

**To lock** the door on your way out, press the little "lock" icon on the bottom right of the keypad and it will automatically lock.

If the combination ever needs to be replaced, you'll be notified by e-mail (or US Postal Service for those that don't have e-mail).

Please give this combination to your guests, but do not give it out to unauthorized folks.

## *and . . . if you rent your unit*

We highly recommend you have one of these locks installed on your door.

We've heard a number of stories about folks who rent their units saying that someone was using their unit when they were not authorized to do so. We know that a renter can have a key made at Fred's or Lowes, without these stores knowing this is a rental key. Then the renter will have access to this unit at any time, unless the lock is changed, which can get expensive.

If you install a combination lock you'll only have to change the combination for the next renter. Then, no one will have access to your unit without the correct combination. You will be able to access your unit either through the combination, or the override key (which the Association will need to have).

This type of lock will also alleviate the need to send keys to renters, where you have an extra key floating around out there somewhere. A combination lock is the easiest, least expensive way to go in the long run..

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## *Emergency Service for Holiday Beech*

Holiday Beech Villas does not offer a 24/7 concierge service. That means, unless it is a true emergency, e.g., water leak in your unit, door lock out . . . Wait until the morning to make a phone call.

**The emergency phone number for Larry Parrish is 828-387-7792.**

Larry is also able to help with your television reception, but do not call him after 8pm for this issue. Wait until the next morning to ask him to take a look at your DirecTV reception.

If you do get locked out of your unit, call Larry. But, if he is not available there are three locksmiths phone numbers on the clubhouse front door. PLEASE do not call the police for a door lock out.

Please, do not call Renée after hours.

**The office phone number is 828-387-4740.**

Put these numbers in your cell phone, so they will always be available to you.

## HBV Units For Sale

### A101-\$48,500

WALK TO THE SKI VILLAGE from this level entry True ONE bedroom Holiday Beech Villa condominium Elev. 4,690. Room divider has been removed and a permanent wall added - creating a large bedroom & a large living room w/GAS log fireplace. FULL Kitchen has been recently re-designed and is all new. Dual bath access, Fully furnished, Good Rental history, BEECH MTN CLUB membership included upon payment of the transfer fee. BEECHWOOD REALTY 828-387-4251/800-692-2061 www.slopeside.com

### A202-\$78,900

Great rental units. Winter and Summer. During Ski Season, they are as close to the parking lots as walking. During the summer months, they are about 1/2 mile from the pool and tennis courts and about a mile from the Golf Course. This one has Current Beech Mountain Club. There is a \$1,000 application fee due at closing to be paid by the buyer. Just REDUCED by over \$20,000 for a quick sale. Sherry Garris Properties 828-387-2579 www.sherrygarris.com

### B106-\$89,500

Very nice 2 bedroom, 2 bath condo. Remodeled kitchen and baths, nice laundry area added. Large deck with access from all rooms. Nice furnishings included. Walk to skiing. New window treatments including shutters on all windows. Great rental potential! Call Buchanan Real Estate 828-387-4261

### C209-\$115,000

Ski Village two bedroom - level entry, recently refurbished, large master bedroom, two full baths, all on one level, great deck and backyard view, across the street from ski village parking lot 2 - easy walk to the village and ski slopes, great rental location, Beech Mountain Club included (\$1,000 Buyer Transfer Fee), furnished, water heater 3 yrs. old. BEECHWOOD REALTY 828-387-4251/800-692-2061 www.slopeside.com

### D115-\$110,000

This is one of the nicest units in this complex. It was re-remodeled a few years back with all ceramic tile flooring. Huge stone fireplace. The back bedrooms in the 2BR are huge and hold 2 large queen size beds with a private bath. Sold Furnished. Has Current Beech Mountain Club Membership. This unit was also double-insulated by the previous owner Sherry Garris Properties 828-387-2579 www.sherrygarris.com

### D-116-\$72,000

This cute 1BR/1BA condo has been renovated to include new appliances, cabinets, countertops, floors, furniture, beadboard walls, washer/dryer and accessories. Being sold turnkey, you will find it hard to get something this close to the ski slopes at this price that is this cute and feels new. It would make a great rental, summers rarely exceed 80 degrees and winters are breathtaking. Please contact Superlative Realty, Debbie E. Canada, Broker/REALTOR® 828-387-6357 or at superreal-tor0108@gmail.com

### D211-\$49,900-HAS BEEN REDUCED \$10k!!!

with a Full Club Membership  
Cute and well-maintained end unit within walking distance of ski slopes. Beech Mountain Club Memberships included (buyer to pay \$1000 new application fee). Condo is being sold furnished with a few exceptions. Updated appliances (including washer and dryer) are included in sale.

### D312 - \$89,500

Two bedroom, two bath TOP FLOOR, ALL ON ONE LEVEL, large master bedroom (11' x 17'), laundry, fully furnished, light & bright, wood burning fireplace, access to deck from both bedrooms & living room, laminate wood floors in living dining and kitchen, BEECHWOOD REALTY, INC. 828-387-4251/800-692-2061 www.slopeside.com

### E119-\$65,000-REDUCED PRICE

2 bedroom, 2 bath  
BEECHWOOD REALTY, INC. 828-387-4251/800-692-2061 www.slopeside.com

### E318-\$95,500

1 bedroom, 1 bath  
Buchanan Realty 828-387-4261

### F224-\$69,900-MAKE AN OFFER!!!! MUST SELL!

This is one of the most convenient set of condos on the mountain. This unit has current Beech Mountain Club which will transfer to Buyer at closing. There is a \$1,000 transfer at closing to be paid by the buyer.  
Sherry Garris Properties 828-387-2579 www.sherrygarris.com or call 561-734-0722

### G128-\$58,000-REDUCED PRICE!!!

1 bedroom, 1 bath  
662-401-0091

### G129-\$42,500

One bedroom, level entry from parking lot, easy walk to ski village, full kitchen, large bedroom (two double beds), large sectional sofa in living room, Club membership available for about \$12,500. BEECHWOOD REALTY 828-387-4251/800-692-2061 www.slopeside.com

### H133-\$75,000

2BR/2BA, 900 Sq. Ft. Club Membership.  
Holland Realty 828-387-4530

### K344-\$63,900

One bedroom, one bath. Top floor (up one flight of stairs), super "sunrise view". Recently renovated with all new appliances, including washer/dryer  
Holland Realty 828-387-4530